

BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE ADVISORY PANEL
MEETING MINUTES

Date: August 20, 2026

Meeting # 113

Project: Tuerk House Assisted Living

Phase: Schematic Design I

Location: 311 North Exeter Street

CONTEXT/BACKGROUND:

The Tuerk House project will be located at 311 N. Exeter Street, which is currently a warehouse that will be demolished. The property is flanked by a warehouse and a used car lot. Tuerk House is proposing a four-story assisted living and behavioral health facility for seniors. The proposal will support 84 residents, 2 gardens, therapy rooms, dining facilities, a chapel, etc. Residents will enter on Exeter Street, and the service entrance will be from Colvin Street. The ground floor will be primarily for social and support programming. Floors 2-5 contain the living spaces. Each floor is treated like its own 21- person household, with living spaces wrapped around the outside of the floor with social spaces at the center.

QUESTIONS:

Osborn:

What is the difference between private vs semi-private rooms? 1 person is private, multiple is semi-private.

Is the canopy at the top programmed? It's for HVAC. It's not programmed for activity.

Have you investigated placing entrance near garden area? Not yet.

Reason for facing Exeter vs Orleans? Goal was to reimagine Exeter as a place making concept.

Can you summarize materials? Fiber Cement Panels, Brick, Slate/Stone.

Are Darker panels wood? Brown panels are material that looks like wood.

Kevin:

Is material panel consistent on all four sides? Consistent all the way around.

Any exploration on balconies? It was discussed but there are safety risks that prevented it.

Where are fences located? Fences are up against abutting property lines, with the exception the frontage. Fence will be wood.

Sharon:

Have you explored maximizing open space by consolidating it? Moving building over would prevent windows on the property line.

Have Landscape planners been involved? Landscape team is aware of program and is currently working on it.

Are you considering vegetated roof? The plan is to have solar panels, with no vegetation.

Is micro bioretention planter sufficient to support the amount of water expected? Calculations haven't been done yet, but the dimensions could change.

Has there been a master plan or collaboration between the Tuerk House and Family Recovery Building to tie them into each other? Work is starting on the Recovery Building, and that is the goal.

COMMENTS:

Osborn

This is a welcome development. Project should be setup to be flexible enough to enhance your project in the long run. Concerned about what happens when future development takes place on either side that can block light from open space. Massing doesn't investigate those possibilities. Is there an opportunity to create a courtyard connecting to Exeter? This would help you control the quality of your outdoor space. The therapy garden feels disconnected from the street as it is behind a stairwell on both sides. The architecture doesn't reflect what the program is. It looks like it could be anything from the exterior. How does the façade of the building turn the corner facing Orleans. The material palette is fine but how it is applied should be explored more. There feels like a disconnect between the façade at the ground level and the rest of the building. The massing feels incomplete, which is why your canopy is important to anchor to the massing. Using the roof space should be explored. The façade seems very busy. Consider having entrance be near the garden.

Kevin

Site plan is clever. Having multiple green spaces helps so you can have green spaces of different qualities. The site plan strikes a nice balance. Massing is broken up intentionally and is strong. Façade may be a bit too busy. More subtle shades may be better. A site plan with more specificity in regard to the streetscape would be helpful. The entrance location at the corner gives the building a nice balanced composition. The program is wonderful.

Pavlina

Really strong start to solving a very difficult site. The massing studies start with a sound logical base and support the logic of the building. Massing is designed from the inside out which makes it clear to read. That is working well. A study on the exterior may be needed. But I'm struggling with how the building interacts with the site, in terms of the entry location. The entrance location may not contribute to the

urban environment. How can this building set the tone for the rest of the neighborhood. The building will be very visible from Orleans Street, and people traveling down the street will be looking at a loading dock. Consider mirroring the composition of the building to allow an entry from Colvin Street. The gas station is at a far enough distance and screened enough to consider having an entrance on Colvin. Facing Exeter and not Orleans feels like the wrong condition.

Just as much rigger should be applied to the exterior that has been given to the interior. The skin of the building feels patch work when you look at all the masses together. The skin studies are really attractive but lose their clarity over the full façade of the building. Would recommend you study in 3D to get a better feeling of how these skins will look.

Sharon

Try to tie in the master plan work that has been done as you are the first domino, especially considering that you are the architect for the adjacent building, so a cohesive streetscape is created. What is the arrival and entry sequence. Orleans Street gives you the biggest vista, where Exeter feels like an alley. I worry about the quality of the outdoor spaces if abutting property owners block light with new buildings. A lot of data is available to understand what is important in these spaces for the demographic you are serving. A variety of seating types, dining spaces should be considered, especially considering the small nature of the spaces. The vertical surfaces in the outdoor spaces will be important. There should feel like there is life in the outdoor spaces. The types of trees on the street scape and outdoor spaces is important.

GENERAL COMMENTS

Master Plan should be considered but not at the expense of creating a more vibrant pedestrian space on either side. Master Plans aren't set in stone. Master Plans have different levels of applicability. We don't want to be prescriptive. You have two frontages, so don't sacrifice to glorify the other. There should be an entrance on both sides. Can delivery happen curbside without loading dock? Where do staff go for breaks to eat or take a break. If they can only exit from Exeter Street they would need to walk around the corner to get to Orleans.

NEXT STEPS

Continue to develop site plan, landscape, hardscape, materials, massing, etc. Then provide updates to Antoine when ready.

Pavlina Ilieva*, Osborne Anthony, Kevin Storm, Sharon Bradley – UDAAP Panel

Antoine Heath, Caitlin Audette – Planning**

*** UDAAP Chairperson**

**** Assigned Planning Staff**